

THE VILLAGE AT RIDGLEA - PHASE 2
A PARCEL (4.11ac) OF LAND SITUATED IN THE REMAINDER OF RIDGEWAY MANORS No.2
VOLUME G, Page 128 PLAT RECORDS, TARRANT COUNTY, TEXAS (7.343 Acres)
PROPERTY ADDRESS: 4109 WESTRIDGE AVENUE, FT. WORTH, TEXAS

SITE PLAN
FOR

RIDGLEA - PHASE 2 - AREA CALCULATIONS (2016-09-08)			
BUILDINGS / PARKING / WALKS	83,858	47%	
OPEN SPACE	94,730	53%	
TOTAL AREA - LOT 4	178,588	100%	

RIDGLEA PHASE 2 - PARKING			
RECD	UNITS	BEDROOMS	PARKING
COTTAGE 1	6	2	4
COTTAGE 2	3	2	6
COTTAGE 3	3	2	6
CLUBHOUSE	300	11	14
CLUBHOUSE	300	11	14
TOTAL REQUIRED PARKING	90		90
AVAILABLE SHARED EXTRA SPACES FROM PHASE 1 (LOT 3), THAT PHASE REQUIRED 50 SPACES, & WE PROVIDED 50			9
TOTAL PARKING PROVIDED			102

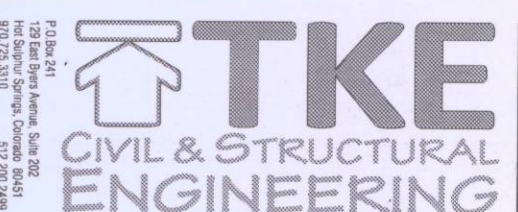
APPROVED ZONING:

- MEDIUM DENSITY MULTI-FAMILY C
- BUILDING HEIGHT: 32 FEET FROM SLAB TO TOP PLATE
- BUILDING SETBACK: 10 FEET FROM SLAB TO TOP PLATE
- BUILDING FOOTPRINT: 100% OF RESIDENTIAL USES PARKING REQUIREMENT SHALL BE: 1 SPACE PER BEDROOM + 1 SPACE PER 250 SF COMMON AREAS, OFFICES, AND RECREATION, SEE
- LANDSCAPE AND BUFFER: DEVELOPMENT SHALL COMPLY WITH CHAPTER 6.300
- SIGNING: FOR ASSISTED LIVING USES, DEVELOPMENT SHALL COMPLY WITH CHAPTER 6.400
- BUILDING SETBACKS:
- INTERIOR: 5 MINIMUM IF ADJACENT TO RESIDENTIAL USE, NONE OTHERWISE
- REAR: 10 MINIMUM UNLESS ADJACENT TO RESIDENTIAL DISTRICT, WHERE 15 MINIMUM REQUIRED
- SIDEWALK LOCATIONS MAY VARY DUE TO TOPOGRAPHY AND TO MEET CITY BUILDING AND D.A.D.S. REQUIREMENTS
- THE MINIMUM OPEN SPACE REQUIREMENT IS 45% AND SHALL BE IN ACCORDANCE WITH CHAPTER 6.300
- THE MAXIMUM RESIDENTIAL DENSITY IS 18 UNITS/ACRE. THE ACTUAL DENSITY IS 41 UNITS / 4.1 ACRES = 10.7 UNITS PER ACRE

RECEIVED
MAR 27 2017
BY: [Signature]

DIRECTOR OF DEVELOPMENT
DATE: 4/11/17

ISSUE/REVISION:	
5	2017-03-16 - UPDATED SITE PLAN & UTILITIES, ADDRESS MAP, BRYANT IRVING SIDEWALK
4	2016-11-10 - INCREASED WATER MAIN TO 8" WATER MAIN
3	2016-10-21 - UPDATED SITE PLAN
2	2016-10-03 - UPDATED SITE PLAN NOTES
1	2016-09-08 - ISSUED FOR BUILDING PERMIT

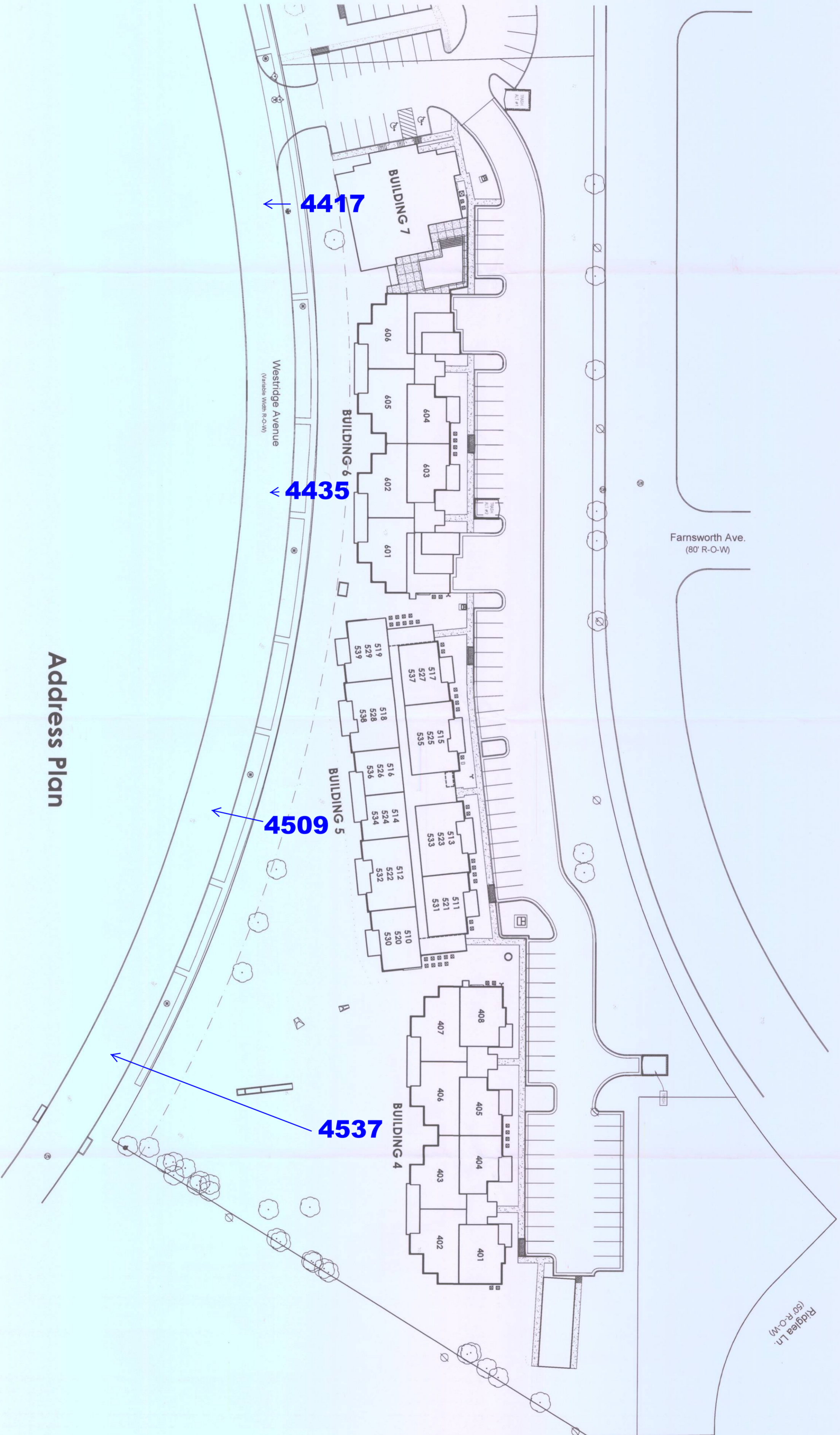


05-SP
RIDGEWAY MANOR ADDITION
BLOCK B, LOT 4 (ref: FS15-073)

UR16-004

FOR ADDRESSES SEE PAGE 2

RIDGLEA INDEPENDENT LIVING
4109 WESTRIDGE AVE. FORT WORTH, TX 76116



Address Plan

RECEIVED
MAR 27 2017
BY:

UR16-004

UR16-004